

City of Lowell

Zoning Board of Appeals Agenda

12/12/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, December 12, 2022 at 6:30 PM.



This meeting will occur in-person with the option to join remotely. You can chose to attend in-person in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/84441362794>
2. Call (646) 558-8656 and enter the Meeting ID: 844 4136 2794
3. Watch LTC Channel 99
4. Watch online at: <https://www.ltc.org/watch/channel-99/>

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

I. Continued Business

II. New Business

ZBA-2022-58

Petition Type: **Variance**

Applicant: **Thy Luong**

Property Located at: **359 Walker Street, 01851**

Applicable Zoning Bylaws: **Section 5.1**

Petition: **Thy Luong has applied to the Zoning Board of Appeals to convert the existing single-family home into a two-family home. The subject property is located in the Traditional Two-Family zoning district. The proposal requires Variance approval pursuant Section 5.1 for relief from the minimum lot area per dwelling unit, and minimum frontage requirements, and any other relief required under the Lowell Zoning Ordinance.**

ZBA-2022-61

Petition Type: **Special Permit**

Applicant: **Julia Silva**

Property Located at: **11 Mill Street, 01852**

Applicable Zoning Bylaws: **Article 12.4 (I)**

Petition: **Julia Silva has applied to the Zoning Board of Appeals seeking to add micro-blading services to the existing salon. The subject property is located in the Traditional Mixed-Use (TMU) zoning district. The proposal requires Special Permit approval pursuant Article 12.4 (I) for a body art establishment.**

ZBA-2022-62

Petition Type: **Variance**

Applicant: **The Dorothy Cleary Revocable Trust**

Property Located at: **14 Newell Street, 01851**

Applicable Zoning Bylaws: **Section 5.1**

Petition: The Dorothy Cleary Revocable Trust has applied to the Zoning Board of Appeals seeking approval to construct a new single-family home at 14 Newell Street. The subject property is located in the Traditional Two-Family (TTF) zoning district. The proposal requires Variance approval pursuant Section 5.1 for relief from the minimum lot size, minimum frontage, minimum side yard setback, and minimum lot area per dwelling unit requirements, and any other relief required under the Lowell Zoning Ordinance.

III. Other Business

Variance Extension Request: 733-735 Broadway Street

Boston Capital Development, LLC has applied to the Lowell Zoning Board of Appeals seeking a Variance Extension for the proposed (52) unit affordable housing development. The proposal received Variance approval in December 21, 2021. The proposed 6 month extension would extend the Variance approval to June 21, 2023.

Minutes for Approval:

11/28/2022 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by November 27, 2022 and December 4, 2022.